

**BUCKSPORT TOWN COUNCIL MEETING
7:00 P.M., THURSDAY, JANUARY 13, 2011
TOWN COUNCIL CHAMBER, BUCKSPORT TOWN OFFICE**

1. Swear in new members

Town Clerk, Kathy Downes swore in newly elected Town Council Members, David Keene and Robert Howard.

2. Call meeting to order (Mayor outlines meeting protocol)

Mayor Jeff Robinson called meeting to order at 7:00 P.M.

3. Members Present: Michael Ormsby, Byron Vinton, David Kee, Jeff Robinson, David Keene, Brian Leeman and Robert Howard.

4. Elect a Mayor for the ensuing year

It was motioned by Byron Vinton, seconded by David Kee to nominate David Keene as Mayor for the ensuing year.

It was motioned by Byron Vinton, seconded by David Kee to cease nomination.

Voted: Unanimous

5. Consider Proclamation in recognition of Wayne Ames

Town Manager, Roger Raymond read the Proclamation recognizing S. Wayne Ames, Selectman for the Town of Orland.

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to approve Proclamation in recognition of S. Wayne Ames, Selectman for the Town of Orland.

6. Receive correspondence and documents

a. Financial summary for the month of December 31, 2010

-Debbie Fitzpatrick, Finance Director gave an overview of significant financial changes that will influence the Town, meeting their financial goals at the end of June. Town Manager asked that questions or concerns be directed to himself or the Finance Director.

b. Treasurer's Warrants for December 2010

-Council members received copies of Treasurer's Warrants for the month of December 2010. Town Manager asked that questions or concerns be directed to himself or the Finance Director.

c. Departmental Reports

-Council members received copies of departmental reports and were asked to direct any questions or concerns to the Town Manager or Department Heads.

d. Energy Management Services Agreement

-Town Council members received copy of Energy Management Services Agreement between Freedom Energy Logistics and Town of Bucksport for their review.

7. Set Town Council Committee assignments

Committee assignments will be reviewed at the next town council meeting.

8. Hold public hearings on the following matters

a. Ordinance entitled "Amendment to Appendix K Land Use Ordinance:

-Ordinance being for the purpose of adding regulations and definitions for medical marijuana dispensaries and medical marijuana growing facilities. Jeff Hammond, Code Enforcement Officer reviewed areas where medical marijuana dispensaries and medical marijuana growing facilities could be located along with the standards.

Several questions were asked by citizens in the audience that were responded to by the CEO.

b. Matter pertaining to the CEO's request that the Town Council find a building known as Wilson Hall located at 34 Middle Street to be dangerous or a nuisance pursuant to 17 M.R.S.A. Sections 2851-2859

-Jeff Hammond, CEO gave a brief update noting that the town has not been able to serve Aaron Gleich, residing in New York City and owner of Wilson Hall, with the notice of the public hearing.

It was agreed that testimony would not be accepted regarding the matter until the owner was properly served.

c. Improvements proposed at the Silver Lake Boat Landing

-Town Manager indicated that Verso Paper Mill is in the process of completing the deed turning property located adjacent to the boat landing over to the Town. The Silver Lake Committee has agreed to the improvements noting the south side of the boat landing will be developed into a parking lot that will hold approximately fifteen vehicles with attached boat trailers; the north side among the large pine trees will be

developed to include a picnic area with canoe/kayak landing, parking lot for vehicles and walking trails.

No public comments were received but several members of the Town Council had questions regarding the proposed plan that was addressed by the Town Manager.

9. Consider adopting ordinance entitled “Amendment to Appendix K Land Use Ordinance”

It was motioned by Jeff Robinson, seconded by Brian Leeman and unanimously voted to approve ordinance entitled “Amendment to Appendix K Land Use Ordinance.”

10. Consider Resolve #R-2011-65 regarding the enforcement of the Maine Uniform Building Code

It was motioned by Byron Vinton, seconded by Michael Ormsby and unanimously voted to approve Resolve #R-2011-65.

11. Consider Resolve #R-2011-68 authorizing the development of a TIF District for a portion of the Downtown District

It was motioned by Brian Leeman, seconded by Byron Vinton and voted to approve Resolve #R-2011-68.

Voted In Favor: David Keene, Jeff Robinson, Brian Leeman

Opposed: Michael Ormsby, Byron Vinton, David Kee, Robert Howard

Vote: Failed 3 - 4

It was motioned by Byron Vinton, seconded by David Kee and voted to approve Resolve #R-2011-68 with amendment to change from 50% of the incremental value will be captured to 100%.

Voted In Favor: Byron Vinton, David Kee, Jeff Robinson

Opposed: Michael Ormsby, David Keene, Brian Leeman, Robert Howard

Vote: Failed 3 - 4

12. Consider Resolve #R-2011-69 authorizing a Professional Real Estate Incentive Program for the Buckstown Heritage Park

It was motioned by David Kee, seconded by Byron Vinton and unanimously voted to approve Resolve #R-2011-69.

13. Consider Resolve #R-2011-70 authorizing contract for architectural services to prepare a cost for upgrading the Jed Prouty

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to approve Resolve #R-2011-70.

14. Consider Resolve #R-2011-71 referring appointments to the Appointments Committee for committees, boards and special positions

It was motioned by Brian Leeman, seconded by Robert Howard and unanimously voted to approve Resolve #R-2011-71.

15. Consider Resolve #R-2011-72 approving appointments to the Housing Committee

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to appoint Michael Ormsby, Town Council member to the Housing Committee.

16. Consider Resolve #R-2011-73 regarding the position of assessor

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to approve Resolve #R-2011-73.

17. Consider Resolve #R-2011-74 authorizing persons to sign official documents on behalf of the Town Council

It was motioned by Brian Leeman, seconded by Robert Howard and unanimously voted to approve Resolve #R-2011-74.

18. Consider Resolve #R-2011-75 regarding approval of Treasurer's Warrants

It was motioned by Brian Leeman, seconded by Byron Vinton and unanimously voted to approve Resolve #R-2011-75.

19. Consider Resolve #R-2011-76 setting rate of interest for delinquent sewer bills

It was motioned by David Keene, seconded by Byron Vinton and voted to approve Resolve #R-2011-76.

Voted in Favor: Michael Ormsby, Byron Vinton, David Kee, David Keene, Jeff Robinson, Brian Leeman.

Opposed: Robert Howard

Voted: Favorable 6 - 1

20. Consider Resolve #R-2011-77 authorizing contract with Eastern Maine Emergency Veterinary Clinic

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to approve Resolve #R-2011-77.

21. Consider Resolve #R-2011-78 regarding disposition of tax acquired property

It was motioned by Brian Leeman, seconded by Robert Howard and unanimously voted to approve Resolve #R-2011-78 with the exception of Aaron Gleich, Wilson Hall property located at 34 Middle Street.

22. Consider Resolve #R-2011-79 authorizing expenditure from the Recreation Equipment Reserve

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to approve Resolve #R-2011-79.

23. Consider Resolve #R-2011-80 authorizing expenditure from the Highway Equipment Reserve

It was motioned by Robert Howard, seconded by Byron Vinton and unanimously voted to approve Resolve #R-2011-80.

24. Consider Resolve #R-2011-81 authorizing Property Assessed Clean (PACE) Administrative Contract

It was motioned by Byron Vinton, seconded by Michael Ormsby and unanimously voted to approve Resolve #R-2011-81.

25. Consider Resolve #R-2011-82 authorizing Administrative Consent Agreement between Rita Johnson and the Town of Bucksport

It was motioned by Robert Howard, seconded by David Kee and unanimously voted to approve Resolve #R-2011-82.

26. Consider Resolve #R-2011-83 approving audit for the period 7-1-2009 to 6-30-2010

Deborah Fitzpatrick, Finance Director briefly reviewed the audit report from RHR Smith & Company noting the end of the fiscal year surplus was \$7.35 million, up 4.8 percent from last year.

Deborah also noted that the 2009-2010 statements reflect the removal of all the school accounts, assets and liabilities that have now been absorbed by the formation of RSU#25.

It was motioned by Robert Howard, seconded by Brian Leeman and unanimously voted to approve Resolve #R-2011-83.

27. Town Manager's report

a. Wood Pellet Boiler at Treatment Plant

-The unit has been performing very well. Based on a recent inspection of the storage silo, it was estimated one to two tons of pellets have been used to date. We estimated 13 tons for the winter months.

b. New Boiler at the Public Safety

-The unit has been operating well, but the new unit did not include a coil for the domestic hot water. A boiler mate will be installed that will provide the ability to heat the water through the use of the new boiler eliminating the need for the existing electric hot water heater.

c. Town Report

Should receive the new town report by the end of next week, and will place a copy of the report in each of the Council mailbox.

d. Electrical Cost

-Council members received a copy of the proposal from Freedom Energy Logistics that offers an opportunity to form a community supply group that could offer electric power supply to the residents and small businesses of the area at a rate lower than the typical Standard Offer. The group has agreed to meet with the Town Council to discuss the proposal. The council will need to schedule a workshop next month to explore the offer.

e. Employees Benefits, Wages and Salaries

-The Town Manager has been analyzing the benefits offered to employees as well as salaries and wages and how they compare to other communities throughout the State of Maine. Therefore, as the Council prepares for the 2012 budget, it will be necessary to review all findings.

f. Capital Improvement Plan

-Town Manager is currently working with Department Heads and Finance Director to develop a new five-year capital improvement plan. In conjunction with the preparation of this plan, it will be necessary to have meetings with several of the town council committees such as, Solid Waste, Road and Street, and Sewer to review some of the needs and direction the town council would like to proceed.

g. Website

-A committee has been established consisting of key staff members to examine our website to see how it can be improved to make it easier to use for our staff as well as be more useful for our citizens. The committee met

with the consultant that developed this site and should have some recommendations to share with the Town Council in the next few months.

h. Public Access Channel

-A committee has been established consisting of key staff members to examine the efficiency of the town's public access program to see what can be done to improve it. One of the important issues is the equipment needs and updates.

28. Consider issuing permits and licenses, if any

It was motioned by Robert Howard, seconded by David Kee and unanimously voted to approve Victualer License for Kathryn Patterson, d/b/a Kathryn Patterson Home Bakery.

It was motioned by Robert Howard, seconded by Jeff Robinson and unanimously voted to approve Victualer License for Joe Rego, d/b/a Clearwater Seafood of Maine.

29. Discussion items

All council members signed quarterly Sewer Commitment.

Town Manager will contact chairperson on the following committees to schedule meeting: Streets and Roads; Solid Waste; Sewer and Ordinance.

30. Adjournment

It was motioned by Robert Howard, seconded by David Kee and unanimously voted that the meeting be adjourned.
Meeting adjourned at 8:50 P.M.

Respectfully submitted,

Kathy L. Downes
Council Secretary